The Cedars Birtley







The Cedars Birtley

A new collection of 3 & 4 bedroom homes in the thriving community of Birtley.

Beneath the gaze of the Angel of the North, internationally recognised as a symbol of the North East's industrial heritage, a new way of living is evolving in homes designed to suit a modern lifestyle.

The Cedars is a fabulous new development of three and four bedroom contemporary homes on the edge of Birtley. With easy access to the A1(M) and A19, these spacious, light and airy properties are ideally situated for commuting to Gateshead, Newcastle, Sunderland and Durham. On the doorstep are the Birtley East Primary School and Lord Lawson of Beamish Academy – both of which boast 'good' Ofsted ratings – and a wide range of shopping options, from convenience stores to supermarkets and the Intu MetroCentre.

With the vibrant Tyne Quayside, stunning North East coastline and rolling hills of Durham all within easy reach, The Cedars offers buyers the opportunity to really make the most of life.







The Cedars Birtley

Development layout

4 bedroom home



3 bedroom home

The Elm (Detached)The Elm (Corner Turner)

*Shared Ownership

2 & 3 bedroom homes

•	garage entrance	•	bollard
v	visitor parking		storage shed
7	embankment slope		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.

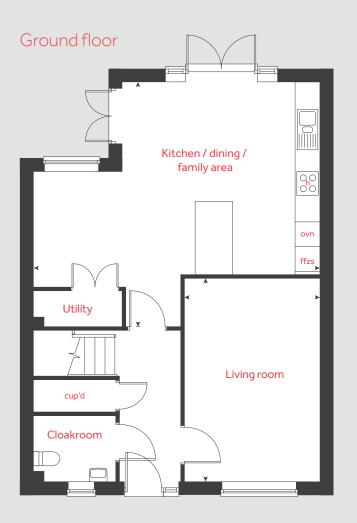


The Elm Semi-Detached

3 bedroom home







The Elm Semi-Detached

3 bedroom home

Ground floor Living room

 4.88m x 3.32m
 16'0" x 10'11"

 Kitchen / dining / family area
 6.87m x 5.87m

 22'6" x 19'3"
 22'6" x 19'3"

First floor

 Bedroom 1

 4.25m x 3.40m
 13'11" x 11'2"

 Bedroom 2

 3.83m x 3.40m
 12'7" x 11'2"

 Bedroom 3 / study

 3.38m x 2.77m
 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	< >	measuring points
cup'd	cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

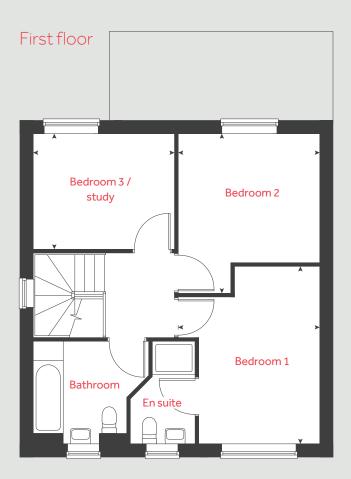


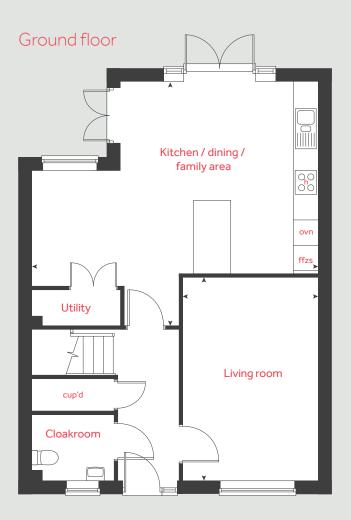


The Elm Detached

3 bedroom home







The Elm Detached

3 bedroom home

Ground floor

Living room 4.88m x 3.32m 16'0" x 10'11" Kitchen / dining / family area 6.87m x 5.87m 22'6" x 19'3"

First floor

 Bedroom 1

 4.25m x 3.40m
 13'11" x 11'2"

 Bedroom 2

 3.83m x 3.40m
 12'7" x 11'2"

 Bedroom 3 / study

 3.38m x 2.77m
 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	< >	measuring points
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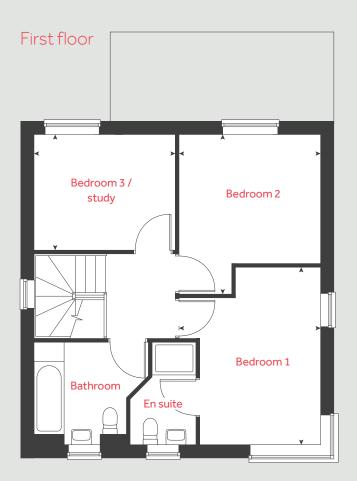


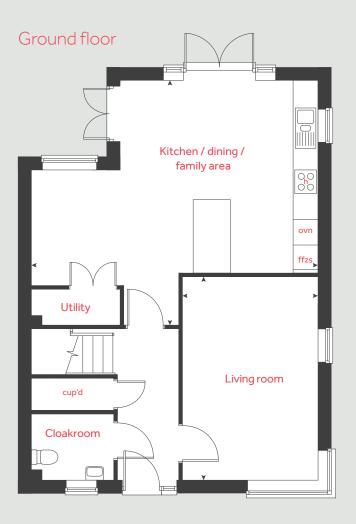


The Elm Corner Turner

3 bedroom home







The Elm Corner Turner

3 bedroom home

Ground floor Living room

 4.88m x 3.32m
 16'0" x 10'11"

 Kitchen / dining / family area
 6.87m x 5.87m

First floor

Bedroom 1 4.25m x 3.40m 13'11" x 11'2" Bedroom 2 3.83m x 3.40m 12'7" x 11'2" Bedroom 3 / study 3.38m x 2.77m 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	∢ ≻	measuringpoints
cup'd	cupboard		

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The Hickory

4 bedroom home



First floor





The Hickory

4 bedroom home

Ground floor

Living room	
5.19m x 3.23m	17'0"×10'7"
Kitchen / family a	rea
5.52m x 3.81m	18'1"×12'6"
Dining room	
3.38m x 2.49m	11'1" x 8'2"

First floor Bedroom 1 5.17m x 3.25m 17'0" x 10'8" Bedroom 2 3.23m x 2.63m 10'7" x 8'8" Bedroom 3 / study 3.22m x 2.86m 10'7" x 9'5" Bedroom 4 3.23m x 2.40m 10'7" x 7'10"

h	hob	ffzs	fridge freezer space
ovn	oven	< ≻	measuring points
cup'd	cupboard		

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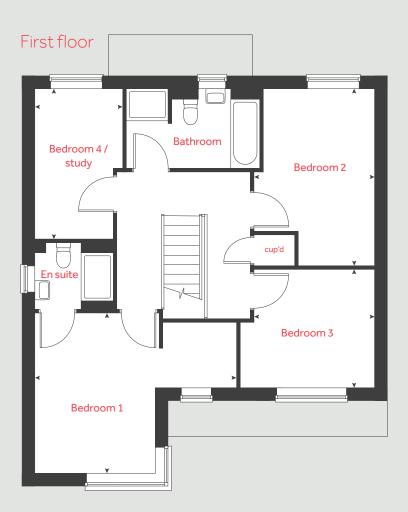


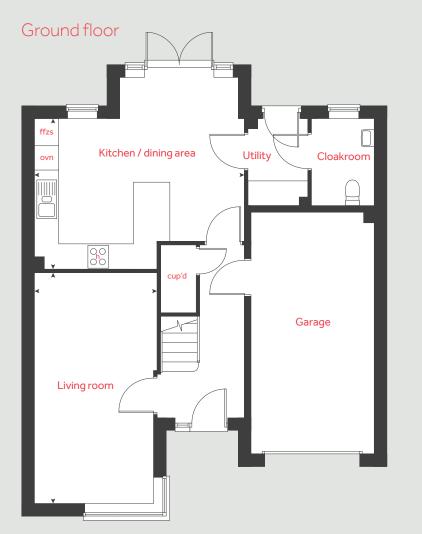


The Birch

4 bedroom home







The Birch

4 bedroom home

Ground floor Living room

5.72m x 3.06m 18'9" x 10'0" Kitchen / dining area 5.21m x 3.72m 17'1" x 12'2"

First floor

 Bedroom 1

 4.50m x 3.98m
 14'9" x 13'1"

 Bedroom 2

 4.41m x 3.01m
 14'6" x 9'11"

 Bedroom 3

 3.01m x 2.16m
 9'11" x 7'1"

 Bedroom 4 / study

 3.72m x 2.16m
 12'2" x 7'1"

h	hob	ffzs	fridge freezer space
ovn	oven	∢ ≻	measuringpoints
cup'd	cupboard		

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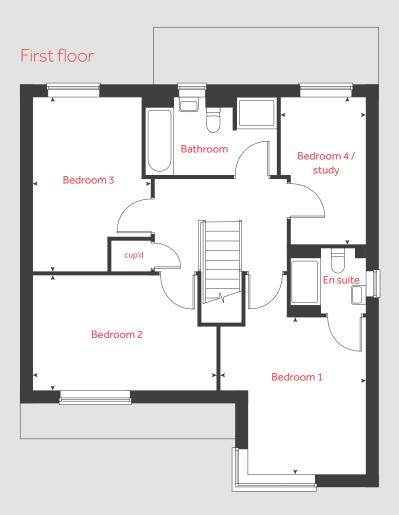




The Beech

4 bedroom home







The Beech

4 bedroom home

Ground floor Living room 5.73m x 3.06m 18'10" x 10'0" Kitchen / dining area 5.21m x 5.19m 17'1" x 17'0"

First floor Bedroom 1 3.98m x 3.70m

 3.98m x 3.70m
 13'1" x 12'2"

 Bedroom 2
 4.63m x 2.94m
 15'2" x 9'8"

 Bedroom 3
 4.41m x 3.02m
 14'6" x 9'11"

 Bedroom 4 / study
 3.73m x 2.16m
 12'3" x 7'1"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	< >	measuringpoints

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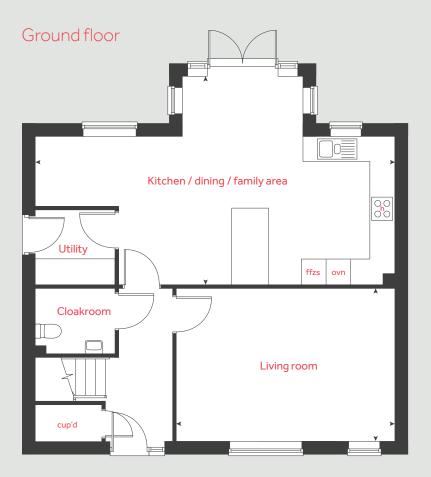
The Hemlock

4 bedroom home



First floor





The Hemlock

4 bedroom home

Ground floor Living room 5.34m x 3.70m 17'6" x 12'2" Kitchen / dining / family area 8.79m x 5.05m 28'10" x 16'7"

h	hob	ffzs	fridge freezer space
ovn	oven	∢ ≻	measuringpoints
cup'd	cupboard		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.





Specification

We give you so much more



Specification

We give you so much more

Each home will be independently surveyed during construction by The National House-Building Council, who will issue their 10 year warranty certificate on completion of the home.

Kitchen

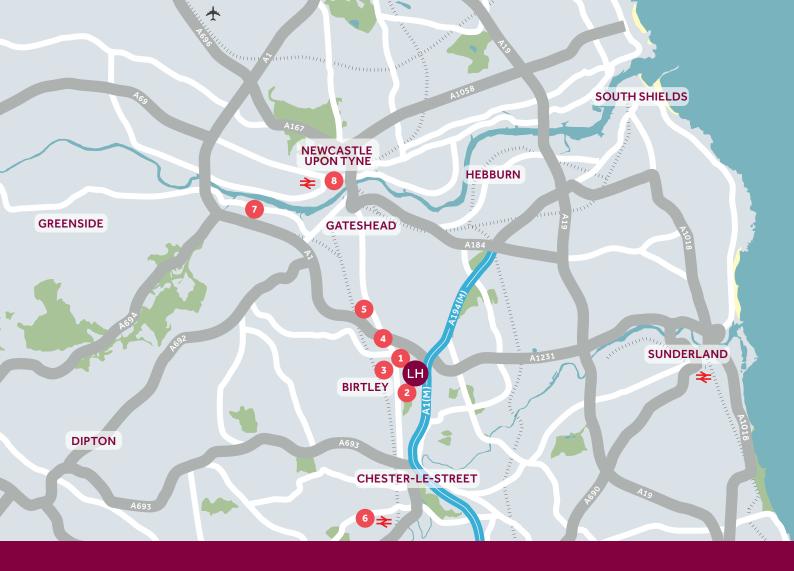
4 bedroom homes

Integrated dishwasher•Integrated fridge-freezer•Integrated washing machine*•Satin chrome low-energy downlighters•Bathroom, en suite and cloakroomIdeal Standard white sanitaryware•Ideal Standard white sanitaryware•Contemporary chrome bath and basin taps•og to bath walls, full height to shower enclosure•Satin chrome low-energy downlighters•Satin chrome low-energy downlighters•Shaver socket to main bathroom only•Shaver socket to main bathroom only•Interior•Ing sand walls in smooth finish white emulsion•Oak effect internal doors•Woodwork in white gloss•with thermostatic valves and dual zone control•d smoke alarms and carbon monoxide detector•Contemporary UPVC double glazed doors•Contemporary UPVC French doors•Contemporary UPVC French doors•Contemporary UPVC French doors•Chain, chrome door furniture & house number•Mains operated door bell•External tap to rear•External lights to both front and rear doors•Shed with secure cycle and garden storage•Energy efficient walls, floors and roof areas•		
Stainless Steel 1.5 bowl sinkImage: Steel 1.5 bowl sink<	• •	Symphony – choice of colour range
Chrome monobloc mixer tapImage: steelDouble integrated ovenImage: steelGas hobImage: steelStainless steel extractor hood and splashbackImage: steelIntegrated dishwasherImage: steelIntegrated fridge-freezerImage: steelIntegrated washing machineImage: steelSatin chrome low-energy downlightersImage: steelBathroom, en suite and CloakroomImage: steelIdeal Standard white sanitarywareImage: steelIdeal Standard white sanitarywareImage: steelContemporary chrome bath and basin tapsImage: steelIdeal Standard white sanitarywareImage: steelSatin chrome low-energy downlightersImage: steelImage: steel external adder style heated towel railImage: steelShaver socket to main bathroom onlyImage: steelImage: steel external doorsImage: steelImage: steel external doorsImage: steelImage: steel external doorsImage: steelImage: steel external doorsImage: steelImage: steel external tap to rearImage: steelImage: steel external tap to rearImage: steelImage: steel external tap to rearImage:	• •	Laminated worktop and upstand
Double integrated oven Gas hobImage and the second	• •	Stainless Steel 1.5 bowl sink
Gas hobImage: Contemporary Chrome low - energy downlightersImage: Contemporary Chrome bath and basin tapsImage: Contemporary Chrome bath and bath conterImage: Contemporary Chr	• •	Chrome monobloc mixer tap
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Mains operated door bellImage: Constraint of the second secon	• •	Contemporary UPVC French doors
External tap to rearImage: Constraint of the second se	• •	JPVC front doors with letter box, multi point locking system, security viewer and security chain, chrome door furniture & house number
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Energy efficient walls, floors and roof areas	• •	External lights to both front and rear doors
	• •	Shed with secure cycle and garden storage
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Other		Other
2 year fixtures and fittings warranty		2 year fixtures and fittings warranty
10 year NHBC warranty		

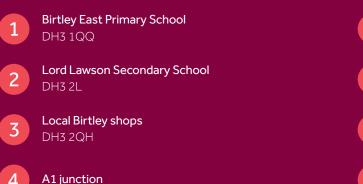


*Where there is no provision of a Utility or Laundry room. The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please see our sales consultant.

When you have finished with this leaflet please recycle it.



Around the local neighbourhood



5 A

Angel of the North NE9 6AA

Chester-le-Street Railway Station DH3 3EE



6

Metrocentre NE119YG



Newcastle Central Railway Station NE1 3PA

Linden Homes, North East Partnerships region 2 Esh Plaza, Sir Bobby Robson Way, Gosforth NE13 9BA. T: 0191 227 1059 Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). 2137342 / 10.22

lindenhomes.co.uk

